

KING COUNTY/CITY OF SEATTLE BROWNFIELDS PROGRAM APPLICATION FOR ASSISTANCE

BACKGROUND

King County and the City of Seattle are taking action to further the cleanup and redevelopment of vacant or underutilized industrial or commercial contaminated sites in King County. Based on the work of the Duwamish Coalition, King County and the City of Seattle have been designated as a Brownfield Showcase Community by Vice President Al Gore. This Federal designation makes our community a priority for receipt of Federal resources to clean up and redevelop contaminated properties, or "brownfields."

In order to take advantage of this opportunity, the County and the City are seeking proposals for cleanup and redevelopment projects. Projects that meet the Threshold Criteria will become candidate Brownfield Showcase Community Projects for which the County and the City intend to aggressively pursue Federal resources.

As a National Brownfields Showcase Community, the County and the City are eligible and will receive preference for, a range of Federal resources. This assistance process establishes a mechanism for identifying cleanup and redevelopment projects that may be able to benefit from Federal grants, technical assistance, loan funds and other resources. Projects meeting the Threshold Criteria will be accepted into a pool of eligible Brownfield Showcase Community Projects for priority action, as Federal resources become available.

The Federal resources that may be available for these Brownfields Projects include grants, direct technical assistance, infrastructure building, loan funds and other financial assistance tools. Examples of these resources include U.S. Housing and Urban Development (HUD) Brownfields Economic Development Initiative (BEDI) grants, and U.S. Environmental Protection Agency (EPA) Assessment Pilot monies. Descriptions of specific Federal resources are available.

This effort continues the work of the Duwamish Coalition. The Coalition was created in 1994 as a multi-jurisdictional, public/private partnership to address brownfields cleanup and redevelopment in the Duwamish industrial corridor. The mission of the Coalition is: "To preserve and reclaim industrial land for the purpose of expanding the manufacturing and industrial job base, and protecting and enhancing the natural environment." The Coalition met for three years during which time it developed and began implementation of projects to address barriers to brownfield cleanup and redevelopment in the corridor.

In 1995, the Metropolitan King County Council and the Coalition implemented a process to identify Demonstration Projects to test methods for overcoming technical, legal and/or financial barriers to cleanup and redevelopment of contaminated properties. The Demonstration Project process resulted in some notable successes, including:

- The Alaskan Copper Manufacturing Company cleaned up and redeveloped a 9.4 acre parcel in the corridor, retaining 60 family-wage jobs and creating over 300 more.

- The Desimone Container Storage Facility developed a ten-acre site for use as a container transfer/storage facility.

In addition to these site specific Demonstration Projects, the Coalition initiated a number of systemic projects to address regulatory and other institutional barriers to cleanup and redevelopment, including:

- The Total Petroleum Hydrocarbon (TPH) Project Oversight Group (POG) is providing input into proposed changes to Washington State's cleanup laws via a methodology for setting site-specific, risk-based cleanup levels at petroleum-contaminated sites.
- The Duwamish Basin Groundwater Pathways Study provides background information and groundwater data to be used in facilitating cleanup decisions in the Duwamish corridor.
- The Environmental Extension Service assists small and medium sized business to reduce pollution and clean up contaminated land.

THRESHOLD CRITERIA

Proposed projects must meet the following Threshold Criteria in order to be accepted into the pool of potential Brownfield Showcase Community Projects:

1. Project must address real or perceived contamination.
2. Project must create livable wage jobs (paying a minimum of \$8.00 an hour).
3. Project must use the King County and Seattle Jobs Initiative programs as its first sources of hiring referrals to fill both cleanup related and permanent jobs created by the project. If applicants from these programs are not acceptable, firms are free to recruit and hire from other sources.
4. Project must involve industrial or commercial redevelopment and use.

PROJECT INFORMATION

Interested parties should submit a narrative that explains the proposed project, including a project schedule. The written proposal must not exceed ten pages (five double-sided), and use a font no smaller than 11 point. The proposal may be conceptual in nature (i.e., in the planning phase), but must contain sufficient information to be evaluated in accordance with the specified Threshold Criteria.

A cover letter signed by the project proponents must accompany the proposal. The project name and location and the proponent's names, addresses and phone numbers must be included in the cover letter.

Proposals must include the following information:

1. Describe the project. Indicate its purposes, size and cost. Also indicate the background and experience of project proponents and key project personnel.
2. Describe the location of the project.
3. Describe the current status of the property including ownership, existing and historical uses and possible contamination. Be specific as to types of contamination (i.e. petroleum, solvents, metals, etc.).
4. Explain what tangible benefits will be produced by your project, including environmental and economic benefits of the project. Provide specific information regarding numbers and types of jobs that will be provided by this project.
5. Describe the proposed future use of the project.
6. Provide a budget for your project.
7. Indicate the schedule for your project.
8. Describe what type of assistance and/or support is needed to accomplish your project (i.e. funding, technical assistance, etc.).

Applicants are required to sign a “Consent to Publication” form, attached at the end of this document. **Please note that the information that you make available will be available to the public and other agencies. Washington State Public Disclosure Act RCW 42.17 is the state law that governs disclosure of public records. Legal questions regarding this disclosure should be directed to your own attorney.**

Applicants are also required to sign a “First Source Hiring Commitment”. By signing the commitment, the applicant company agrees to use the King County Jobs Initiative (KCJI) and/or the Seattle Jobs Initiative (SJI) as the first sources of hiring referrals for jobs created from the assessment, cleanup and redevelopment of the project.

SCHEDULE

There is no set deadline for proposals, thus proposals will be accepted on a “rolling submissions” basis throughout 1999-2002. However, some Federal programs have annual application deadlines, and as a result, the earlier projects are submitted to the County, the greater the flexibility in funding options the County will have.

RESOURCE MATCHING

As anticipated Federal resources become available, the projects that meet the Threshold Criteria will be evaluated in the context of the specific resource (i.e., BEDI, Assessment Pilots, etc.). Each project proponent will be provided information on the available resource and will be provided an opportunity to confirm interest in pursuing that resource. The projects that have

confirmed their interest in the specific Federal resource will be screened based on their eligibility for a specific Federal resource. The County and the City will apply for the Federal resource with help from the project proponents.

SUBMITTAL INFORMATION

Proposals should be sent to:

Cyndy Mackey, Brownfields Specialist
King County Office of Regional Policy and Planning
516 Third Avenue, Room 402
Seattle, WA 98104

There is no deadline for proposals. However, projects that are not in the pool at the time a particular federal resource is announced may miss an opportunity to pursue such federal resource. Questions may be directed to Cyndy Mackey, Brownfields Specialist at (206) 296-4055.

CONSENT TO PUBLICATION

As a participant in the King County/City of Seattle Brownfields Program, the undersigned agrees to the following conditions:

1. The undersigned agrees that the challenges and successes of this brownfields project may be discussed at any local, state or national meetings or conferences.
2. The undersigned agrees that this brownfields project may be publicized through various media, including brochures, web pages, news articles and press events. These media may include photos of the project site.
3. The undersigned understands that the information that is made available the King County and the City of Seattle will be available to the public and other agencies. Washington State Public Disclosure Act RCW 42.17 is the state law that governs disclosure of public records.

Dated: _____

Signed: _____

Title: _____

Business Name: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

KING COUNTY/CITY OF SEATTLE BROWNFIELDS PROGRAM
FIRST SOURCE HIRING COMMITMENT

Companies that receive assistance from the King County/City of Seattle Brownfields Program must sign a First Source Hiring Commitment (the Commitment). By signing the Commitment, the company agrees to use the King County Jobs Initiative (KCJI) and/or the Seattle Jobs Initiative (SJI) as the first sources of hiring referrals for jobs created from the assessment, cleanup and redevelopment of brownfields. Under the Commitment, the companies are not required to hire individuals referred to them, but to strongly consider them first in their hiring processes. The company must sign this First Source Hiring Commitment as a condition of receiving technical or financial assistance through the King County/Seattle Brownfields Program.

I, _____ the _____
(Name of Chief Executive Officer) (Title)

of _____, hereby agree that in consideration of receiving
(Name of Company)

technical or financial assistance through the King County/Seattle Brownfields Program, this

Company and its consultants and contractors will use or provide for the use of KCJI and/or SJI as the first sources of employee referrals for nonprofessional and nonmanagerial assessment, cleanup, construction and permanent full-time jobs that result from development of the facility and that pay a minimum of \$8.00 per hour plus benefits.

The Company agrees to provide to KCJI and SJI information on job openings and the skills required to fill available jobs. The Company understands that KCJI and/or SJI will have the first opportunities to provide employee referrals until all jobs are filled. The Company will

make every effort to hire qualified individuals referred by KCJI and/or SJI. However, if KCJI and/or SJI cannot provide qualified applicants, the Company is free to do its own recruiting.

(Signature)

(Typed Name)

(Title)

(Name of Company)

(Date)